

CITY OF HEATH

**Water and Wastewater Rate Study
City Council Presentation**

AUGUST 1, 2025



AGENDA

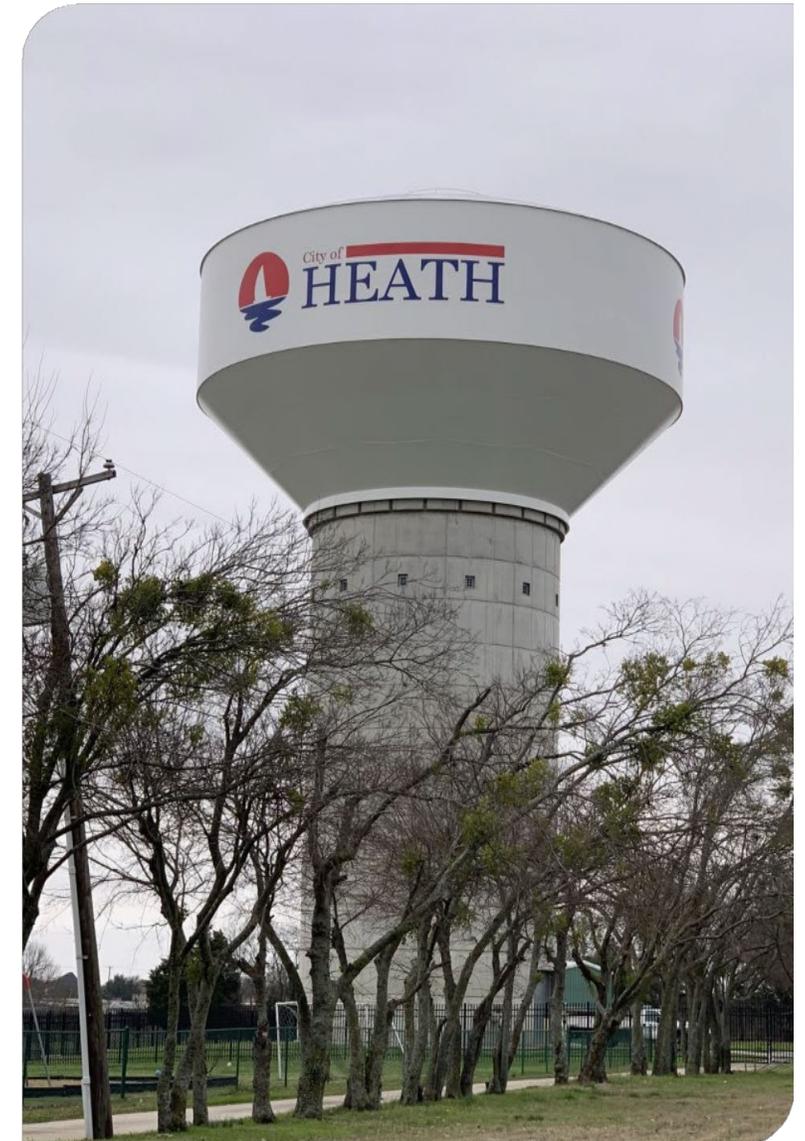
- **Background on Rates**
- **Customers and Volumes**
- **Wholesale Water & Wastewater**
- **Current and Forecast Cost of Service**
- **Preliminary Rate Plan**



BACKGROUND ON RATES

21ST CENTURY WATER & WASTEWATER RATE FACTS

- American Water Works Association (AWWA) forecasts that water and wastewater rates across the U.S. will **triple** over the next 15 years
- Rate adjustments are primarily due to reasons beyond a utility's direct control – inflation, necessary Capital Improvement Plans, wholesale costs, and other indirect expenses
- Average utility has been increasing rates 5-6% per year, a trend that is expected to continue and may accelerate
- Notably, 30-40% of utilities charge rates that **do not cover their full costs**



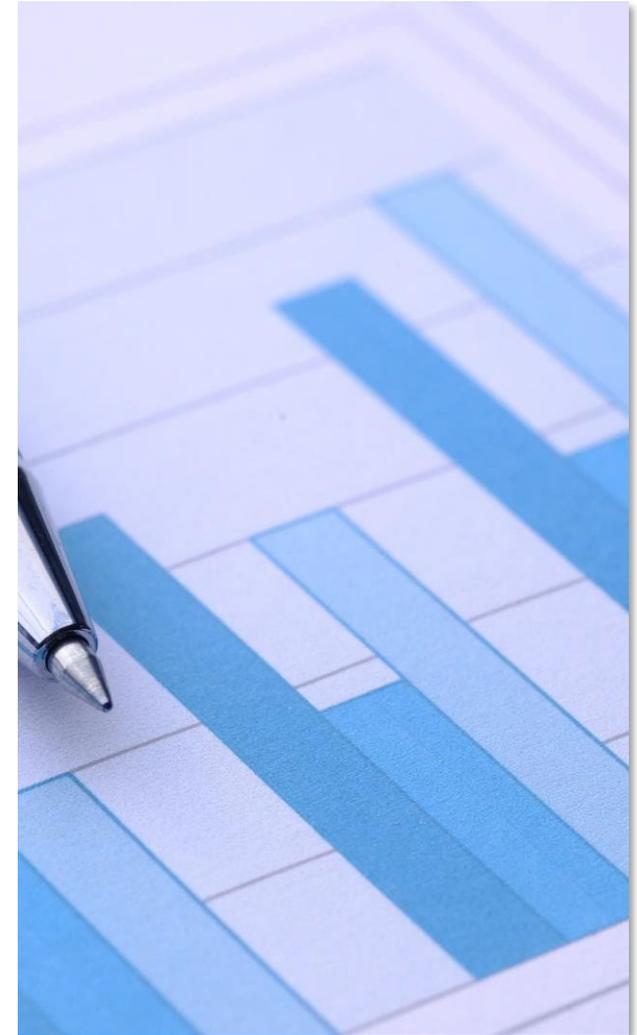
21ST CENTURY WATER & WASTEWATER RATE FACTS

- Water is becoming a relatively scarcer resource both regionally and nationally
- As costs for supply and treatment increase, many utilities are attempting to curb peak use through enacting policy alternatives:
 - More aggressive conservation rate structures
 - More aggressive enforcement of restrictions
 - Water “budgets” and maximum allowable use per person/lot/acre, etc.
 - Elimination of potable water irrigation systems



WATER AND WASTEWATER RATE BACKGROUND

- Current water and wastewater rates were adopted in September 2024
- General inflationary pressure tends to drive up utility operating and capital costs annually
- Water and wastewater wholesale costs are forecast to increase at rates greater than normal annual inflation
- City has developed a Capital Improvement Plan to secure new water sources while maintaining wholesale water purchases
- Combination of above factors results in need to implement a new long-term rate plan



CURRENT WATER AND WASTEWATER RATE STRUCTURE



WATER RATE STRUCTURE	
Base Charge by Meter Size (includes 2,000 gal)	
5/8" to 3/4"	\$33.49
1"	51.81
1 1/2"	82.34
2"	118.99
3"	235.03
4"	387.71

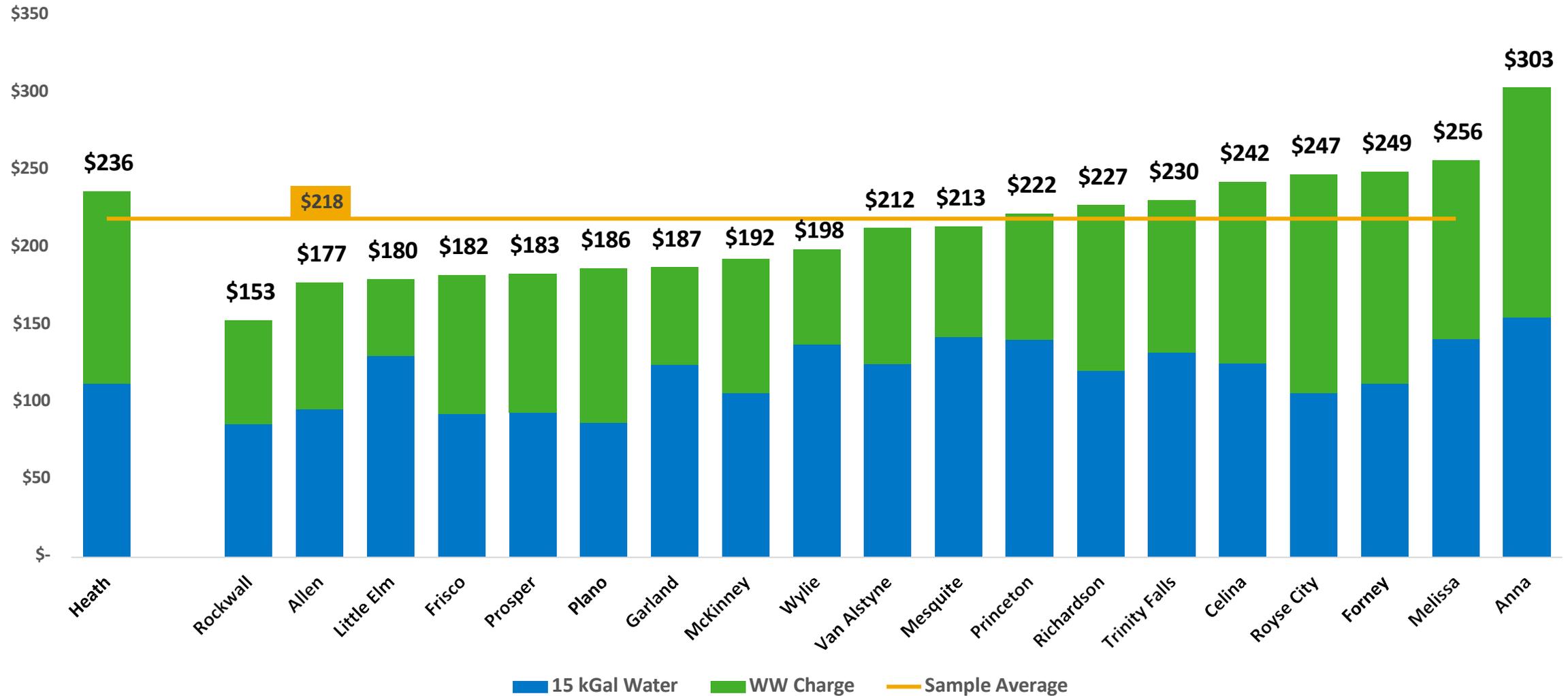
WATER RATE STRUCTURE	
Volume Rate per 1,000 Gal	
2,001 - 10,000	\$6.00
10,001 - 20,000	6.15
20,001 - 30,000	7.62
30,001 - 50,000	9.11
50,001 - 100,000	10.88
100,001 - Above	13.00

WW RATE STRUCTURE		
Base Charge by Meter Size	RES	NON-RES
All Meter Sizes:	\$60.09	--

WW RATE STRUCTURE		
Volume Rate per 1,000 Gal	RES	NON-RES
All gallons	\$6.38	\$10.85

*Residential wastewater billing units are based on winter averaging

CURRENT MONTHLY CHARGES | 15KGAL WATER & WW CHARGE



Heath's average residential use: 16,873 gal. of water/mo. | *Rates as of April 2025

CUSTOMERS & VOLUMES

WATER AND WASTEWATER ACCOUNTS | TEST YEAR 2025



RATE MODEL CUSTOMER CLASS

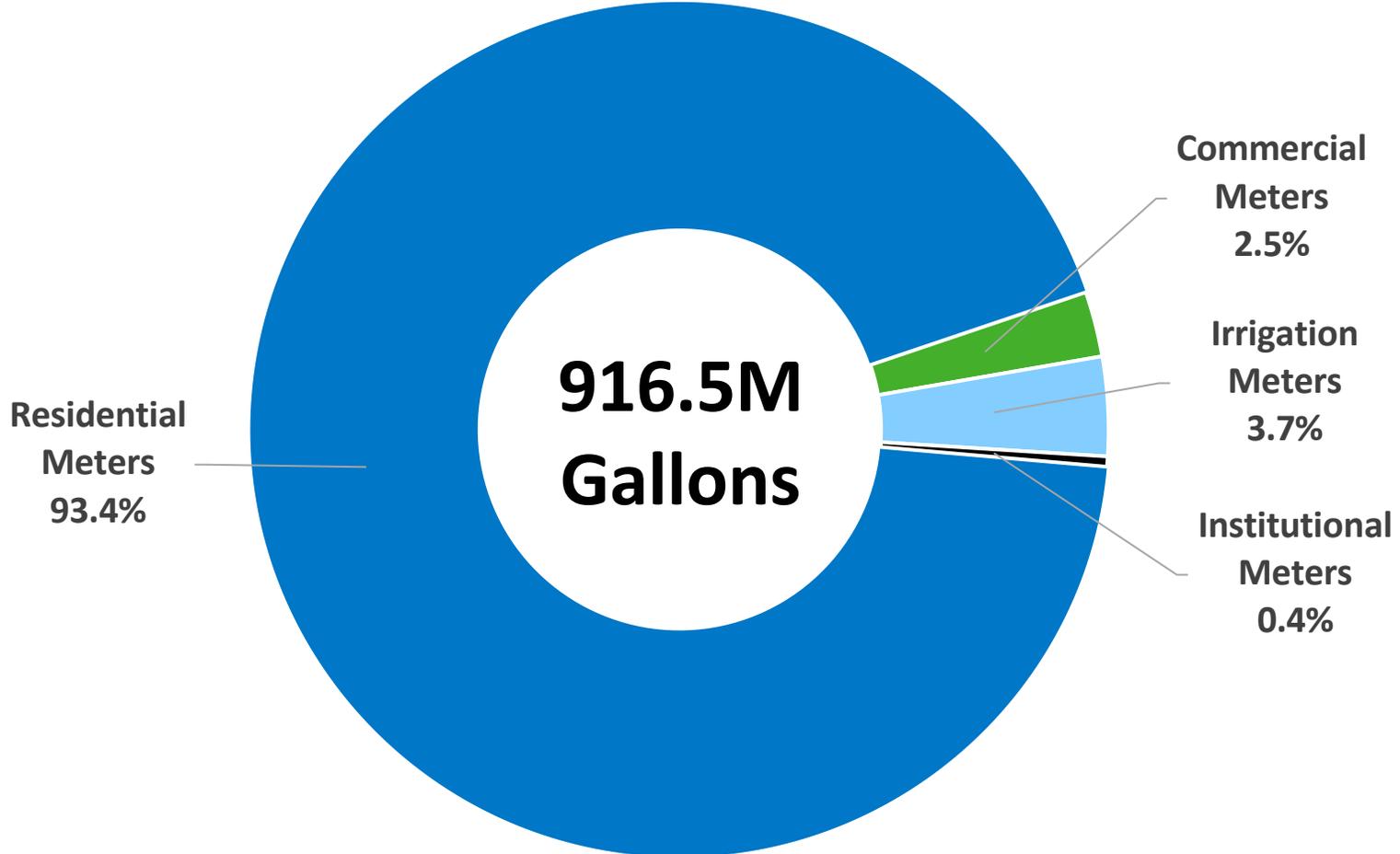
WATER Customer Accounts

Residential	4,228
Commercial	99
Irrigation Meters	231
Institutional	<u>11</u>
Total Accounts	4,569

WASTEWATER Customer Accounts

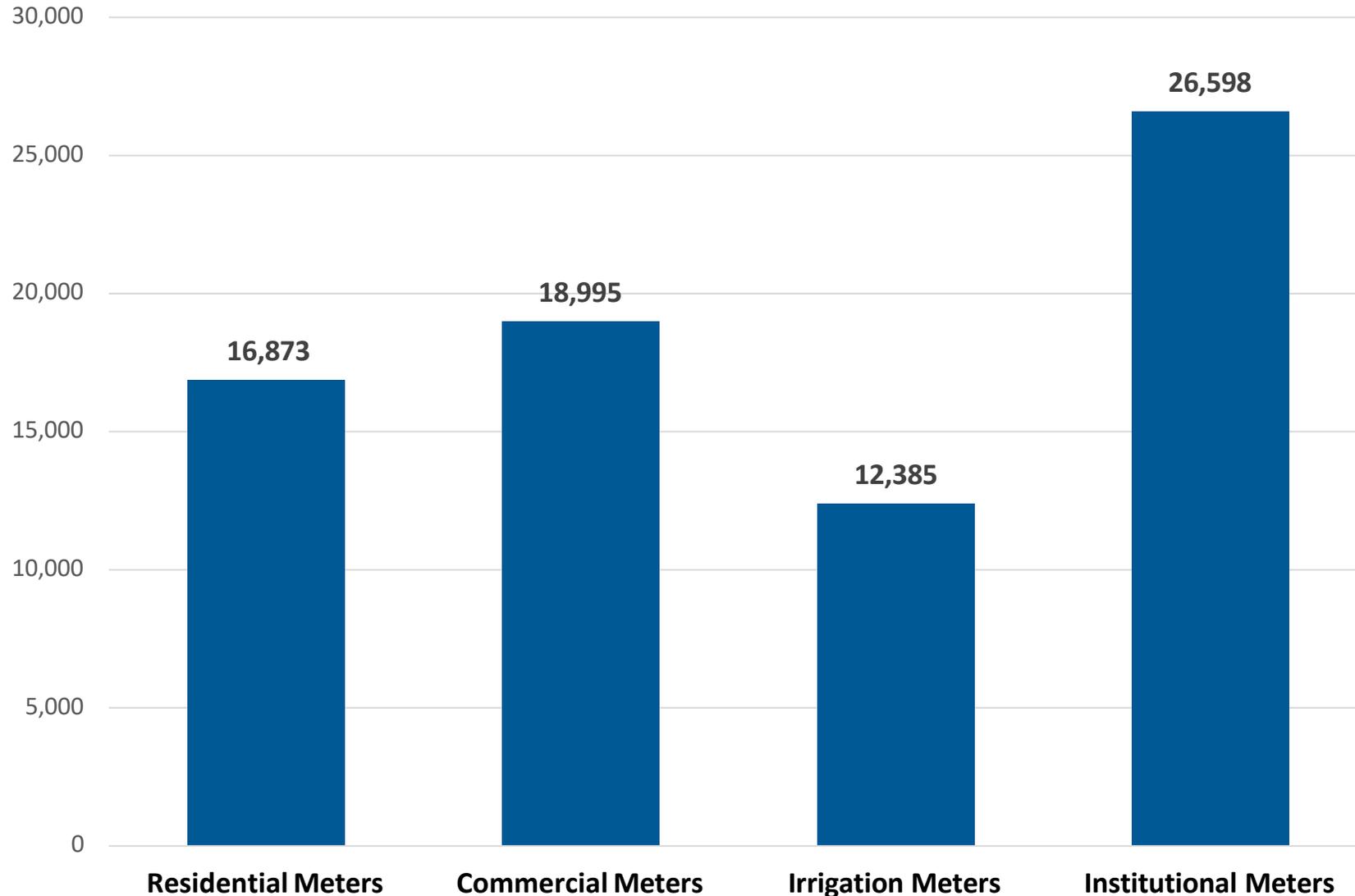
Residential	3,241
CM-Comm Sewer-Mult	2
COM - Commercial W Wtr Mtr	52
SC - Sewer School Rate	<u>10</u>
Total Accounts	3,305

BILLED WATER CONSUMPTION BY CUSTOMER CLASS | TEST YEAR 2025



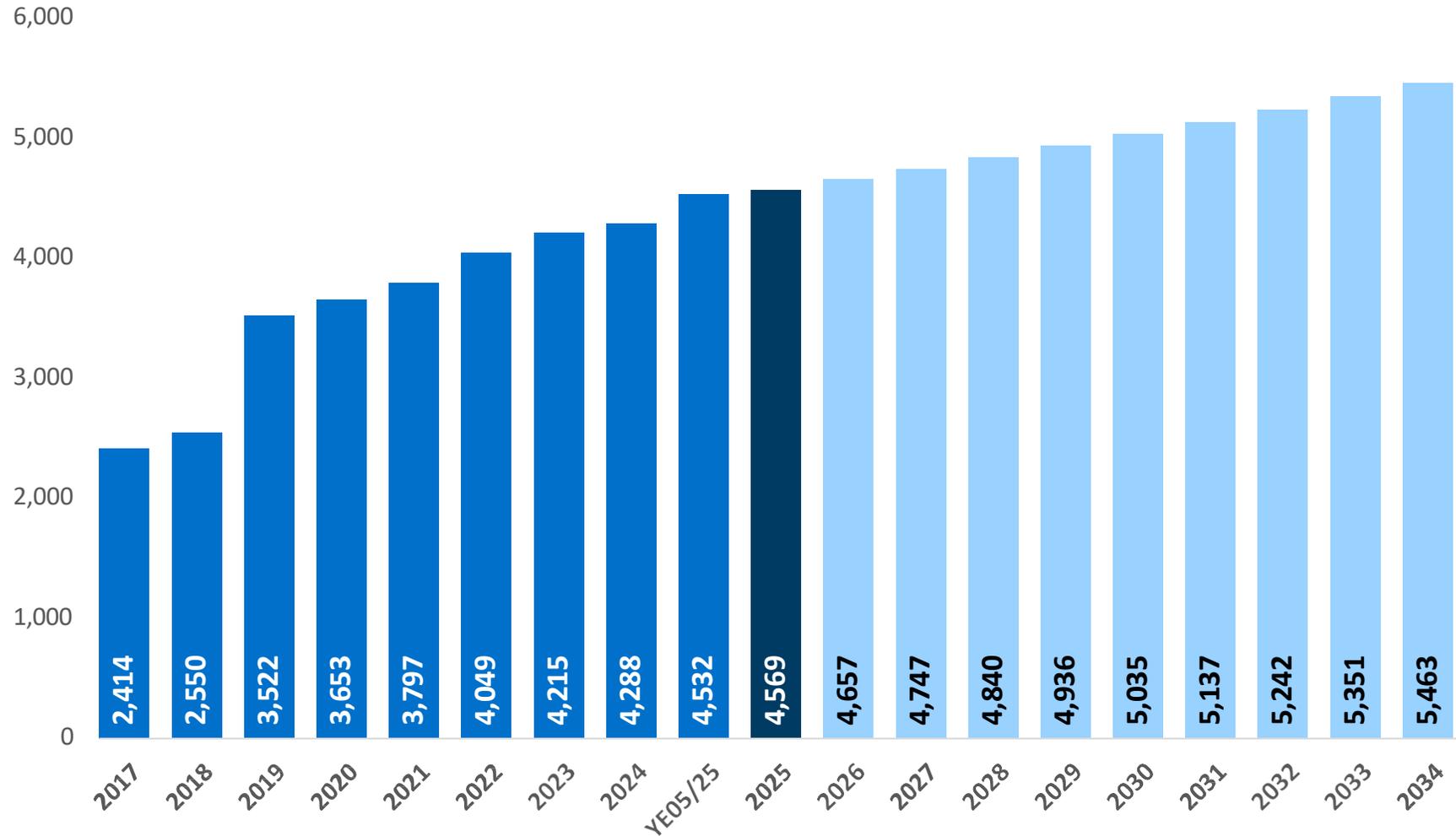
PRELIMINARY & SUBJECT TO CHANGE

AVERAGE MONTHLY WATER CONSUMPTION (GALLONS)



Monthly water usage varies considerably with weather patterns; the model is based on the overall trend.

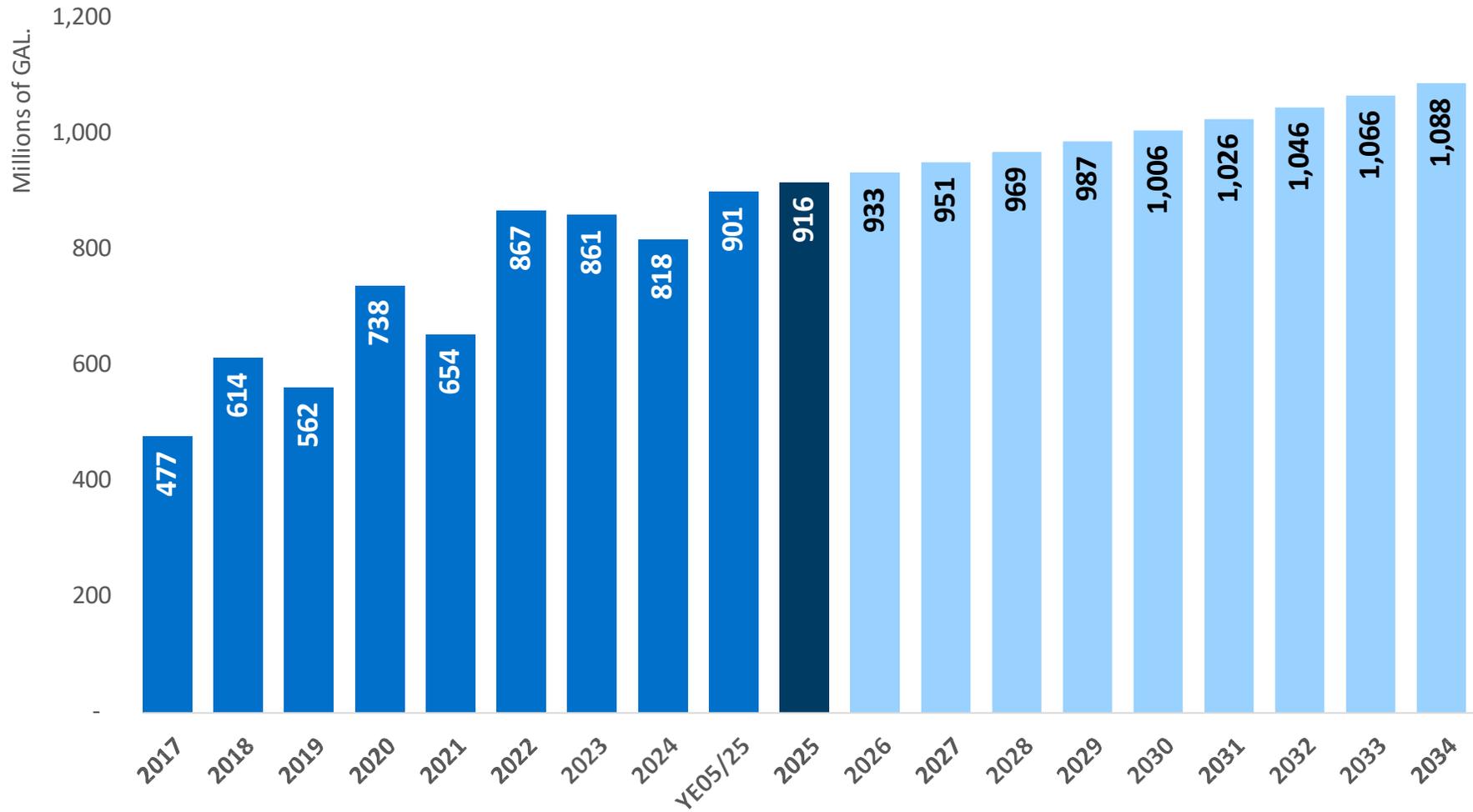
HISTORICAL AND FORECAST WATER ACCOUNTS



Project team estimates that on average 70 new Residential, 6 new Commercial, and 23 new Irrigation accounts will be added to the system each year (on average 99 new accounts total)

Average annual account growth: 2.0%

HISTORICAL AND FORECAST WATER CONSUMPTION



Forecast water consumption will increase at the rate of 2.4% per year.

Actual water use may vary considerably with weather patterns.

The model is based on the overall trend.

**WATER & WASTEWATER
CURRENT AND FORECAST COST OF SERVICE**

RATE PLAN KEY PRIMARY ASSUMPTIONS

- Heath will continue to purchase water from Rockwall (up to the take-or-pay volume of **983.8 MGY**)
- All wastewater flows will continue to be treated by NTMWD
- Most operating expenses will increase at +/- 3% per year; certain expenses increase at a higher rate (e.g. insurance, chemicals, etc.)
- **\$72M** (Including Issuance Costs) Tax & Revenue CO Water and Wastewater Bonds will be issued by FY2026 to fund water wells and associated infrastructure

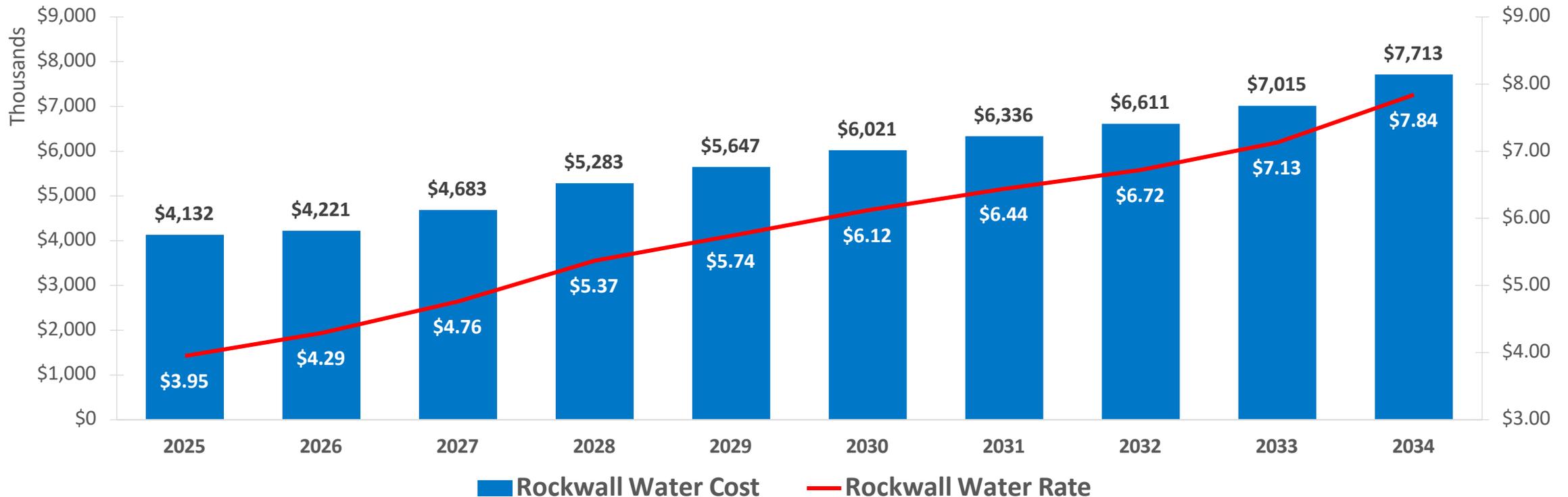


FORECAST COST OF WATER PURCHASES

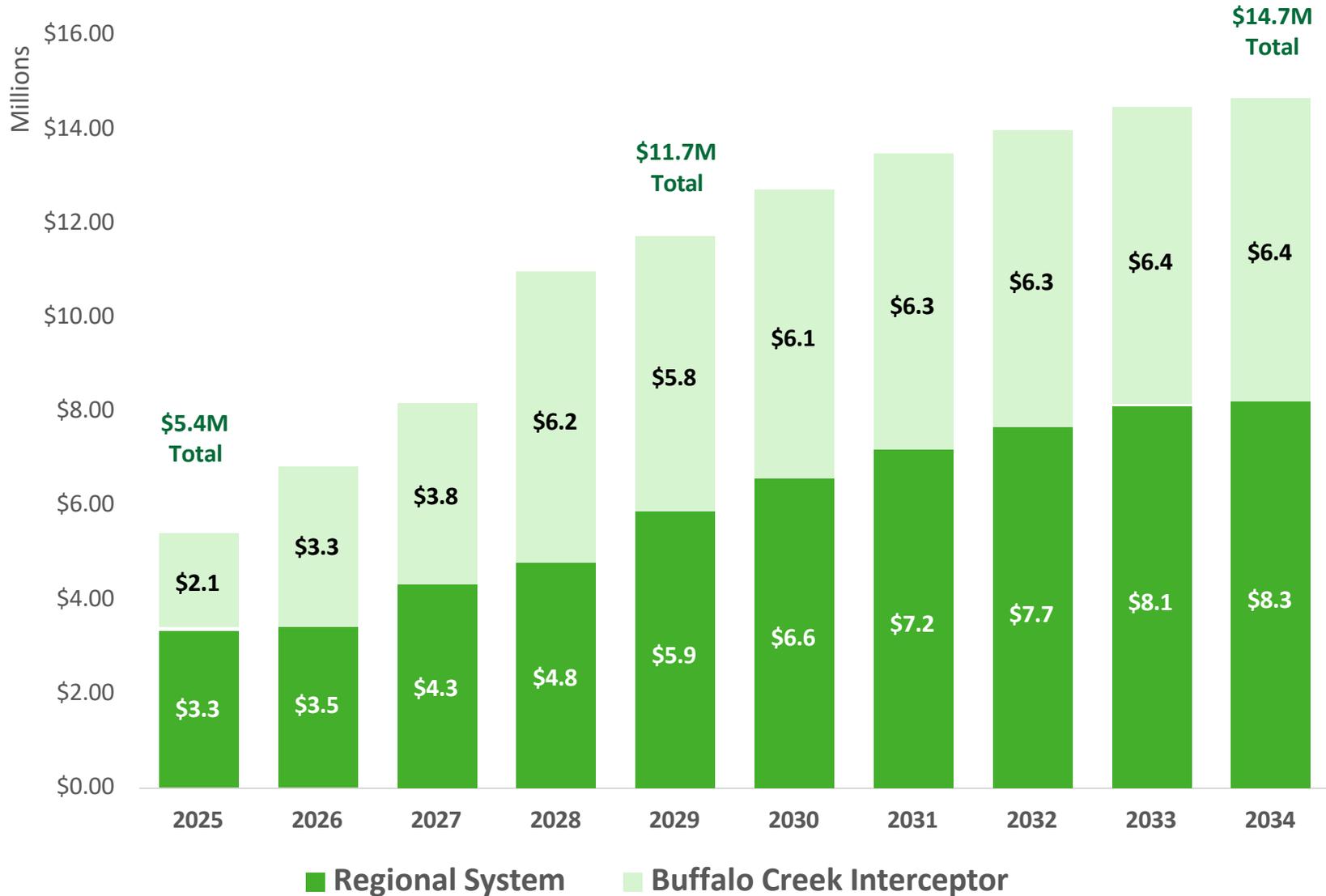


KEY ASSUMPTIONS

- Rockwall's wholesale water rate = NTMWD rate + \$0.10
- 10-year rate projections are based on the latest forecast from NTMWD
- Forecast water purchases will remain flat at **983.8 MGY** (current take-or-pay volume)
- Average Rate and Cost Increase is 7.9%



WASTEWATER WHOLESALE TREATMENT COST FORECAST



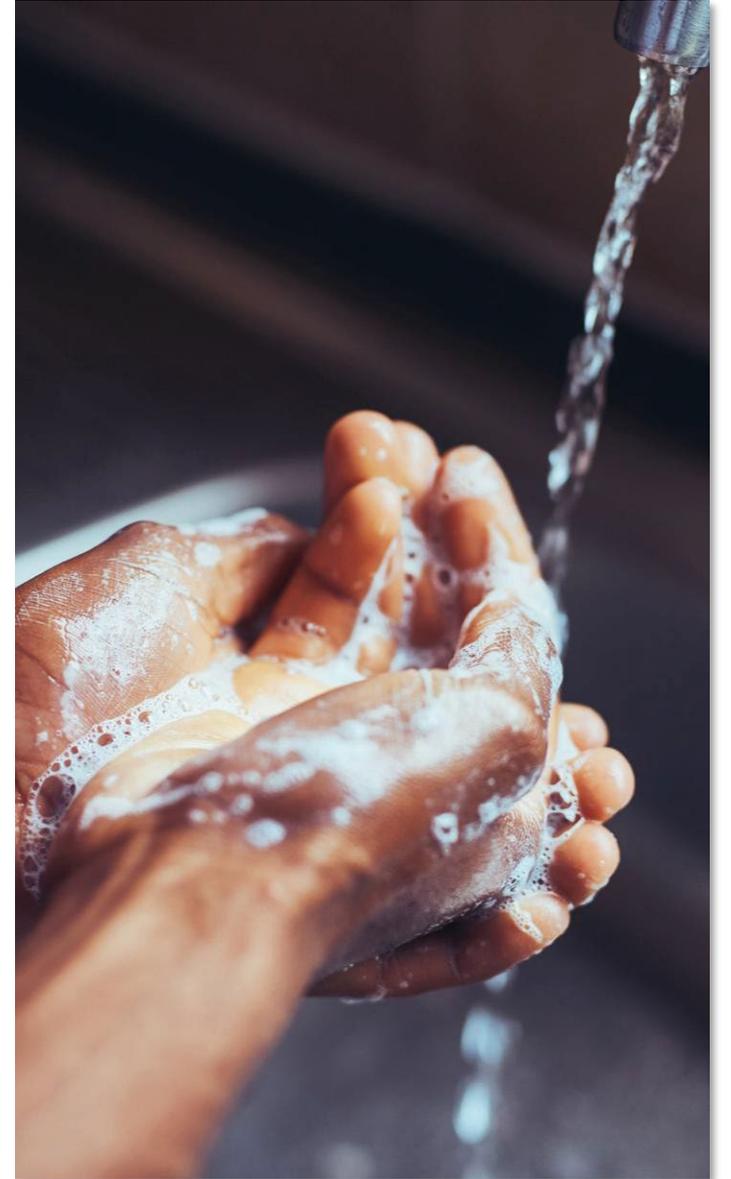
Combined NTMWD wastewater cost (Regional System + Buffalo Creek Interceptor) is forecast to increase on average at 11.7% annually:

10.6% for Regional System, and

13.4% for Buffalo Creek Interceptor

CAPITAL IMPROVEMENT PLAN ASSUMPTIONS

- Heath will build a total of **6 new wells**
- Total CIP for FY2025-2034:
 - \$90.0 million Water
 - \$9.0 million Wastewater
- CIP will be funded through a combination of cash reserves, rate revenues, long-term debt, and impact fees



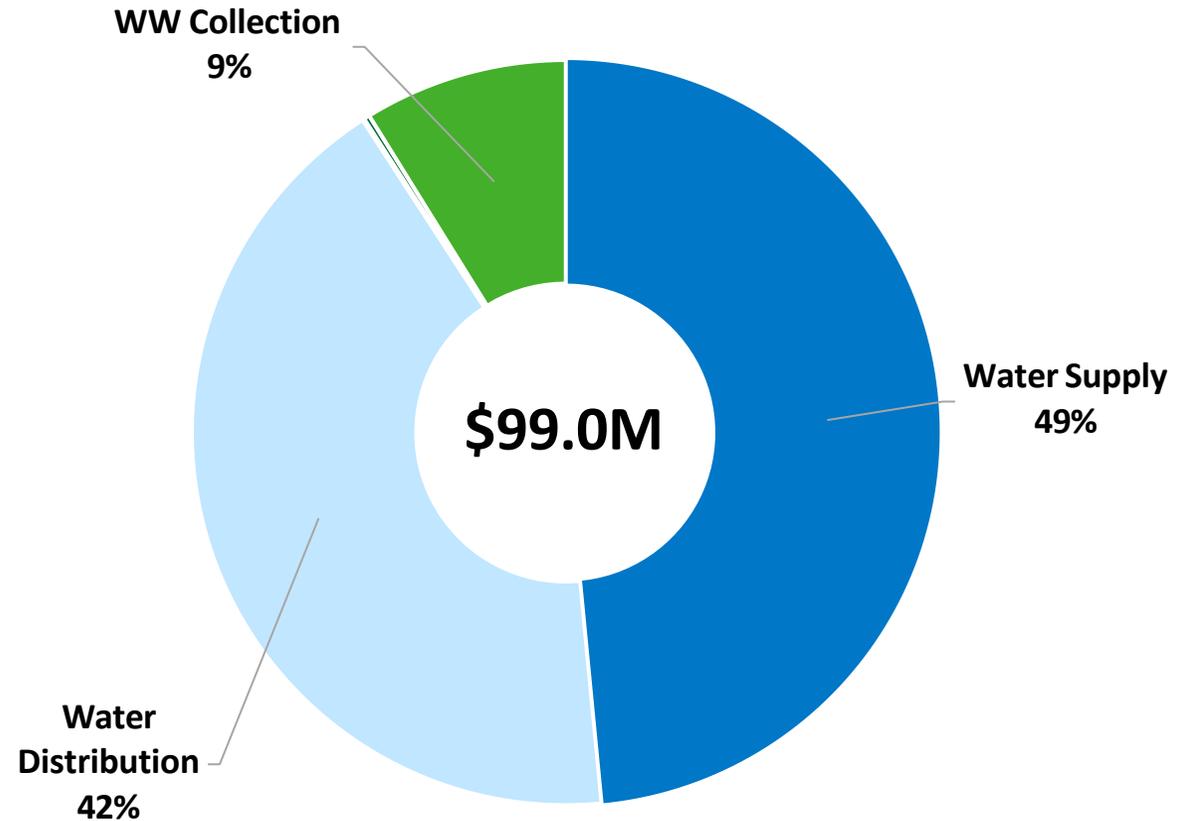
CAPITAL IMPROVEMENT PLAN PROJECTS



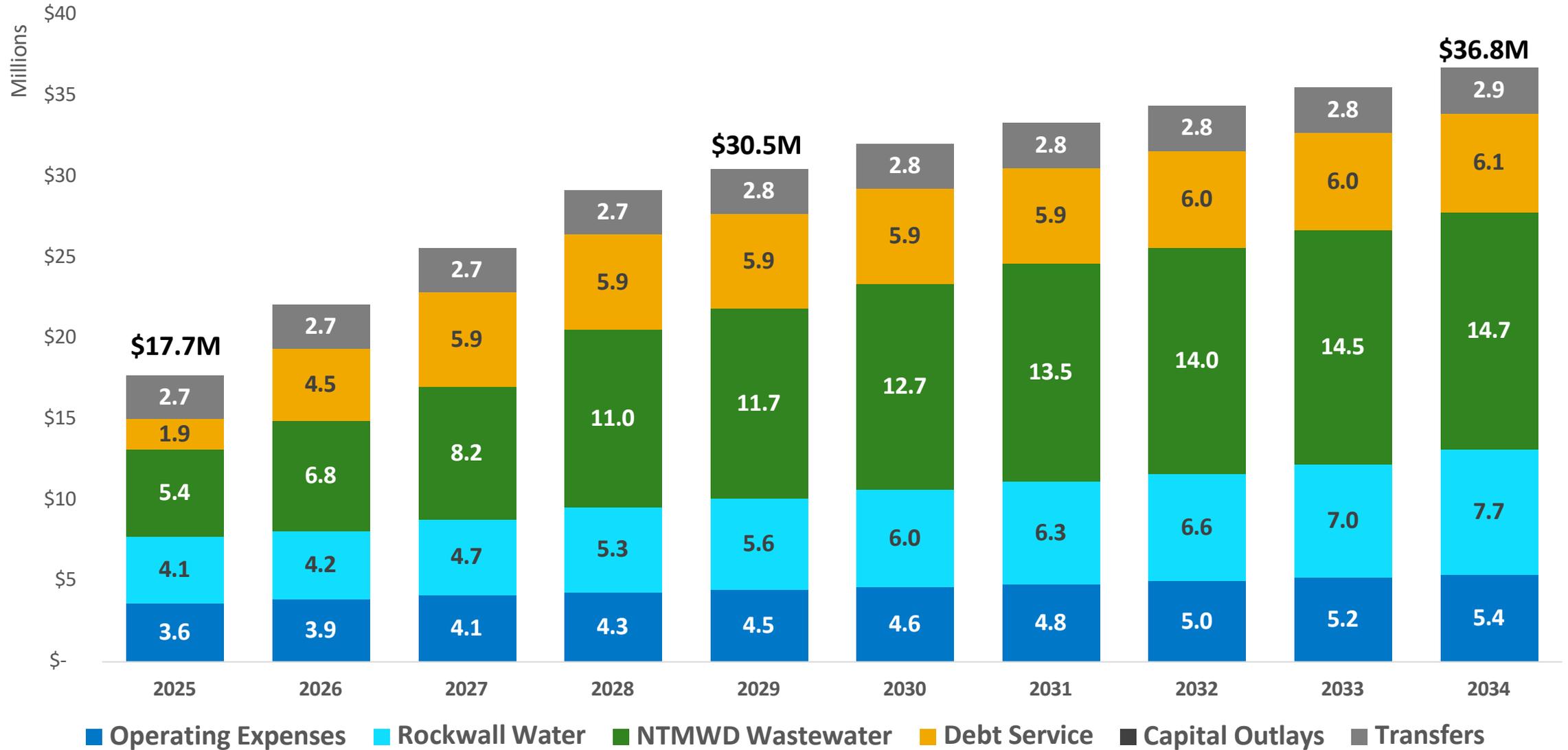
WATER PROJECTS	COST
Water Supply	\$ 48,000,000
Water Distribution	41,963,000
Water System	80,000
Water Total	\$ 90,043,000

WASTEWATER PROJECTS	COST
WW System	\$ 250,000
WW Collection	8,725,000
WW Total	\$ 8,975,000

CIP Total	\$ 99,018,000
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WATER AND WASTEWATER COST OF SERVICE



WATER AND WASTEWATER COST OF SERVICE



	Operating Expenses	Rockwall Water	NTMWD Wastewater	Debt Service	Capital Outlays	Transfers & Contingencies	Total Cost of Service
WATER Cost of Service							
2025	\$ 2,152,691	\$ 4,132,200	\$ -	\$ 930,214	\$ -	\$ 2,261,253	\$ 9,476,358
2026	2,353,228	4,220,673	-	3,547,773	-	2,270,737	12,392,411
2027	2,557,481	4,683,077	-	4,958,493	-	2,280,505	14,479,557
2028	2,652,866	5,283,220	-	5,017,270	-	2,290,567	15,243,922
2029	2,752,977	5,647,240	-	5,017,397	-	2,300,930	15,718,545
2030	2,857,353	6,021,100	-	5,021,711	-	2,311,605	16,211,768
2031	2,966,627	6,335,928	-	5,025,657	-	2,322,599	16,650,811
2032	3,081,086	6,611,403	-	5,131,160	-	2,333,923	17,157,572
2033	3,201,618	7,014,778	-	5,130,901	-	2,345,588	17,692,884
2034	3,327,371	7,713,304	-	5,580,542	-	2,357,602	18,978,819
WASTEWATER Cost of Service							
2025	\$ 1,455,335	\$ -	\$ 5,407,591	\$ 930,214	\$ -	\$ 422,747	\$ 8,215,887
2026	1,512,406	-	6,822,257	928,773	-	429,613	9,693,049
2027	1,572,265	-	8,186,576	921,493	-	436,685	11,117,019
2028	1,635,081	-	10,969,706	871,702	-	443,969	13,920,458
2029	1,701,289	-	11,732,425	874,809	-	451,472	14,759,996
2030	1,770,566	-	12,716,369	873,558	-	459,200	15,819,692
2031	1,843,381	-	13,487,692	873,879	-	467,159	16,672,111
2032	1,919,959	-	13,989,039	872,697	-	475,358	17,257,052
2033	2,000,955	-	14,470,576	872,786	-	483,802	17,828,119
2034	2,085,772	-	14,672,680	539,957	-	492,500	17,790,909

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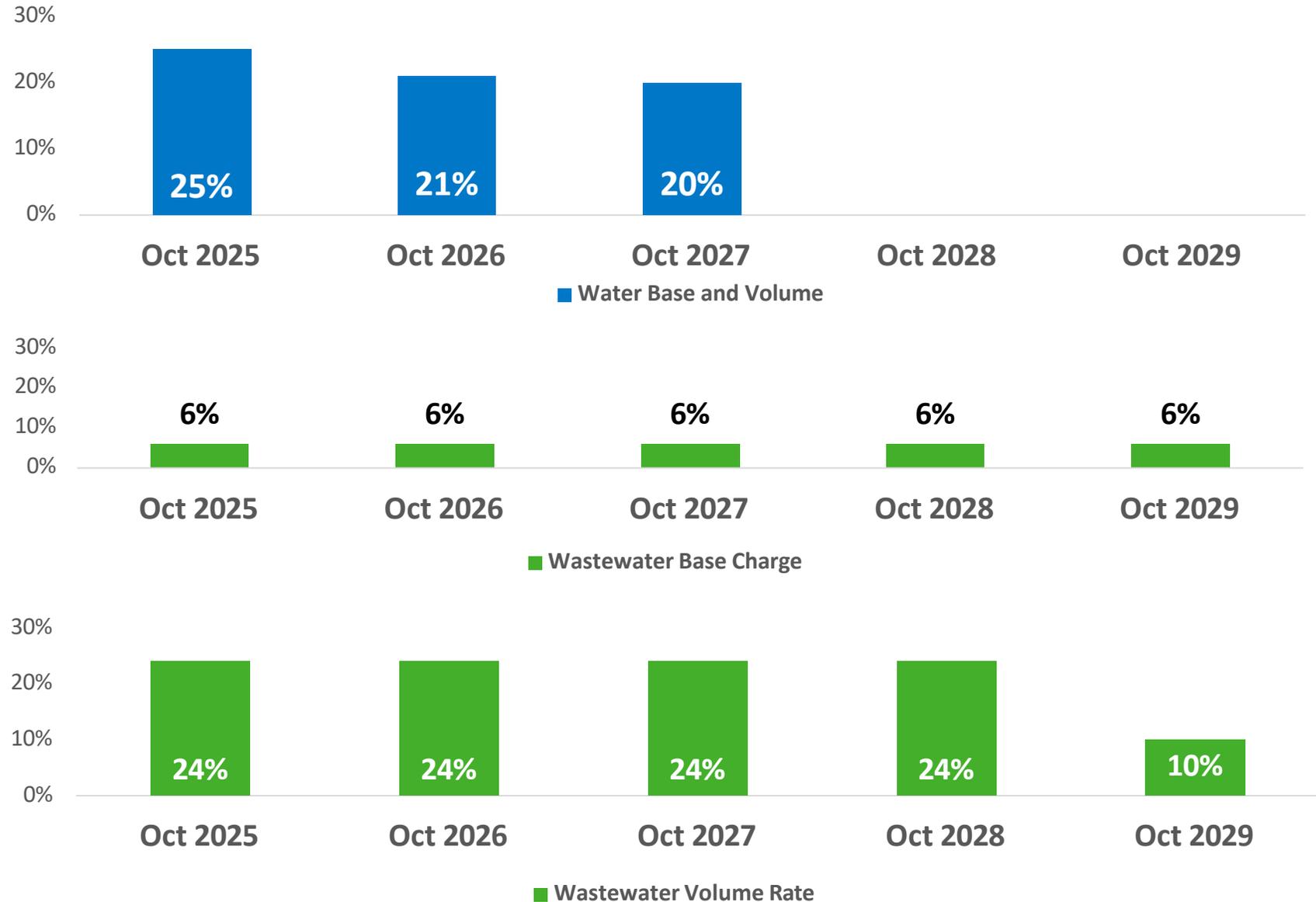
**WATER & WASTEWATER
PRELIMINARY RATE PLAN**

PRELIMINARY RATE PLAN



KEY ASSUMPTIONS

- Annual adjustments in October of each year
- No changes to the existing rate structure
- **Uniform percentage adjustments for water rates**
- **Independent rate increases for wastewater base charge and volume rate resulting in a “blended” rate increase**



PRELIMINARY RATE SCHEDULE



Effective

Water Rates		Current	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29
Monthly Minimum Charge							
5/8" to 3/4"		\$ 33.49	\$ 41.86	\$ 50.65	\$ 60.78	\$ 60.78	\$ 60.78
1"		51.81	64.76	78.36	94.04	94.04	94.04
1 1/2"		82.34	102.93	124.54	149.45	149.45	149.45
2"		118.99	148.74	179.97	215.97	215.97	215.97
3"		235.03	293.79	355.48	426.58	426.58	426.58
4"		387.71	484.64	586.41	703.69	703.69	703.69
	% Adjustment		25.00%	21.00%	20.00%	0.00%	0.00%
Volume Rate Per KGal							
2,001	10,000	\$ 6.00	\$ 7.50	\$ 9.08	\$ 10.89	\$ 10.89	\$ 10.89
10,001	20,000	6.15	7.69	9.30	11.16	11.16	11.16
20,001	30,000	7.62	9.53	11.53	13.83	13.83	13.83
30,001	50,000	9.11	11.39	13.78	16.53	16.53	16.53
50,001	100,000	10.88	13.60	16.46	19.75	19.75	19.75
100,001	Above	13.00	16.25	19.66	23.60	23.60	23.60
	% Adjustment		25.00%	21.00%	20.00%	0.00%	0.00%
Wastewater Rates - Residential							
Monthly Minimum Charge		\$ 60.09	\$ 63.70	\$ 67.52	\$ 71.57	\$ 75.86	\$ 80.41
	% Adjustment		6.00%	6.00%	6.00%	6.00%	6.00%
Volume Rate/1,000 Gal		\$ 6.38	\$ 7.91	\$ 9.81	\$ 12.16	\$ 15.08	\$ 16.59
	% Adjustment		24.00%	24.00%	24.00%	24.00%	10.00%
Wastewater Rates - Non-Residential							
Monthly Minimum Charge		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Volume Rate/1,000 Gal		\$ 10.85	\$ 13.45	\$ 16.68	\$ 20.69	\$ 25.65	\$ 28.22
	% Adjustment		24.00%	24.00%	24.00%	24.00%	10.00%

- Significant rate increases for both water and wastewater for 3 to 4 years.
- Wastewater Base Charge increasing at a different (slower) pace than Wastewater Volume Charges
- Wastewater rate increases driven directly by wholesale treatment cost increases by NTMWD

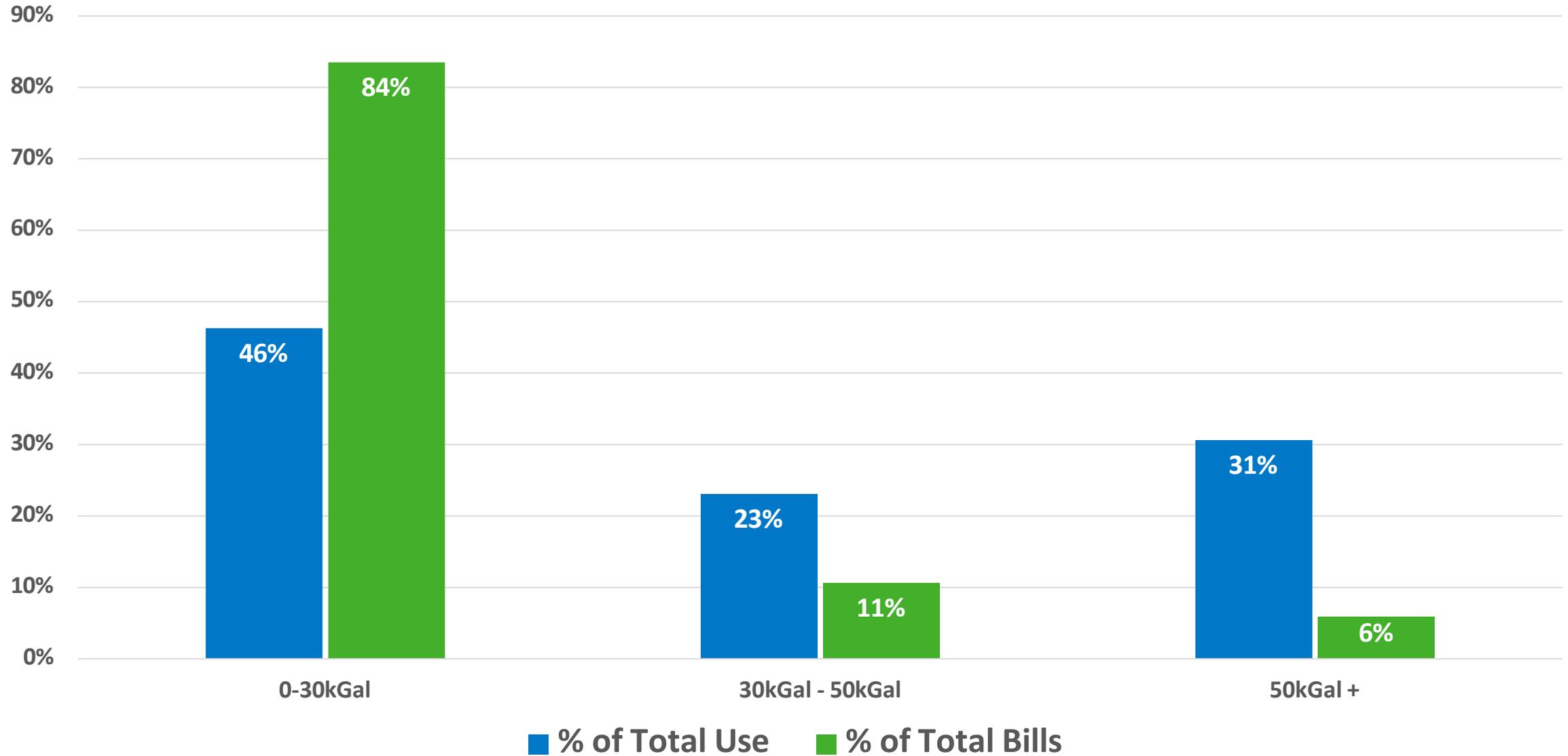
PRELIMINARY RATE PLAN | COMBINED IMPACT ON MONTHLY BILL



		Effective					
		Current	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29
Residential Monthly Charges -- 3/4"							
5,000 Water	5,000 WW	\$ 143.48	\$ 167.61	\$ 194.45	\$ 225.84	\$ 244.74	\$ 256.83
	Increase -- \$		\$ 24.13	\$ 26.83	\$ 31.40	\$ 18.89	\$ 12.09
	Increase -- %		16.8%	16.0%	16.1%	8.4%	4.9%
10,000 Water	10,000 WW	205.38	244.67	288.87	341.12	374.60	394.24
	Increase -- \$		\$ 39.29	\$ 44.20	\$ 52.25	\$ 33.49	\$ 19.64
	Increase -- %		19.1%	18.1%	18.1%	9.8%	5.2%
15,000 Water	10,000 WW	236.13	283.11	335.38	396.93	430.41	450.05
	Increase -- \$		\$ 46.98	\$ 52.27	\$ 61.55	\$ 33.49	\$ 19.64
	Increase -- %		19.9%	18.5%	18.4%	8.4%	4.6%
20,000 Water	10,000 WW	266.88	321.54	381.89	452.74	486.23	505.86
	Increase -- \$		\$ 54.66	\$ 60.34	\$ 70.85	\$ 33.49	\$ 19.64
	Increase -- %		20.5%	18.8%	18.6%	7.4%	4.0%
30,000 Water	10,000 WW	343.08	416.79	497.14	591.04	624.53	644.16
	Increase -- \$		\$ 73.71	\$ 80.35	\$ 93.90	\$ 33.49	\$ 19.64
	Increase -- %		21.5%	19.3%	18.9%	5.7%	3.1%
Commercial Monthly Charges -- 1 1/2"							
20,000 Water	20,000 WW	408.84	508.88	623.82	761.93	861.22	912.53
	Increase -- \$		\$ 100.04	\$ 114.94	\$ 138.11	\$ 99.30	\$ 51.30
	Increase -- %		24.5%	22.6%	22.1%	13.0%	6.0%
40,000 Water	40,000 WW	793.14	987.09	1,210.52	1,479.31	1,677.91	1,780.51
	Increase -- \$		\$ 193.95	\$ 223.43	\$ 268.80	\$ 198.59	\$ 102.61
	Increase -- %		24.5%	22.6%	22.2%	13.4%	6.1%

**WATER & WASTEWATER
RATE STRUCTURE EXAMPLE ALTERNATIVES**

USAGE PATTERNS | JULY 2024 – JUNE 2025



EXAMPLE ALTERNATIVE RATE SCHEDULE | DROUGHT CONTINGENT



DROUGHT STAGE CONTINGENT RATE PLAN EXAMPLE

Water Rates	Oct-25	Stage 1* Premium	Stage 1 Rate	Stage 2 Premium	Stage 2 Rate	Stage 3 Premium	Stage 3 Rate	Stage 4+ Premium	Stage 4+ Rate
Monthly Minimum Charge									
5/8" to 3/4"	\$ 41.86		\$ 41.86		\$ 41.86		\$ 41.86		\$ 41.86
Volume Rate Per KGal									
2,001 10,000	\$ 7.50	0%	\$ 7.50	0%	\$ 7.50	0%	\$ 7.50	0%	\$ 7.50
10,001 20,000	7.69	15%	8.84	20%	9.23	30%	9.99	50%	11.53
20,001 30,000	9.53	15%	10.95	20%	11.43	30%	12.38	50%	14.29
30,001 50,000	11.39	15%	13.10	20%	13.67	30%	14.80	50%	17.08
50,001 100,000	13.60	15%	15.64	25%	17.00	50%	20.40	100%	27.20
100,001 Above	16.25	15%	18.69	25%	20.31	50%	24.38	100%	32.50

*Stage Premiums are calculated over the baseline rates and not over the previous stage rate.

- Drought stage contingent rate plans allow for more aggressive conservation signals to be sent as conditions call for it
- Can be administratively complex and confusing to customers
- Can alternatively be designed as a more simplistic seasonal rate for summer months

EXAMPLE ALTERNATIVE RATE SCHEDULES | TIER DIFFERENTIALS



STRATEGIC TIER DIFFERENTIAL RATES EXAMPLE

Water Rates	Current Differential	Oct-25 Rates	25% Differential	25% Rates	33% Differential	33% Rates	Varying Differential	Varying Rates
Monthly Minimum Charge 5/8" to 3/4"		\$ 41.86		\$ 41.86		\$ 41.86		\$ 41.86
Volume Rate Per KGal								
2,001 10,000		\$ 7.50		\$ 7.50		\$ 7.50		\$ 7.50
10,001 20,000	2%	7.69	25%	9.38	33%	9.98	15%	8.63
20,001 30,000	24%	9.53	25%	11.72	33%	13.27	20%	10.35
30,001 50,000	20%	11.39	25%	14.65	33%	17.64	33%	13.77
50,001 100,000	19%	13.60	25%	18.31	33%	23.47	50%	20.65
100,001 Above	19%	16.25	25%	22.89	33%	31.21	100%	41.30

*Tier differentials are calculated over the next lowest tier rates.

- Tier differentials send pricing signals to encourage intentionality of water use
- Current tier differentials are moderate
- Will impact different users differently and does not consider lot size, family size, etc

EXAMPLE ALTERNATIVE RATE SCHEDULES | WATER BUDGETS



WATER BUDGET EXAMPLE

Water budget rate structures can consider number of occupants, actual water use at that address, lot size, system-wide average or target goals for the "allowed" budget.

YEAR 1 USE (ANNUAL KGAL)	192.0
EXAMPLE Y1 ANNUAL COST \$	<u>1,950</u>
EFFECTIVE Y1 RATE/KGAL \$	10.15
SYSTEM-WIDE INCREASE	5%
Y2 ANNUAL COST	2,047.0
Y2 EFFECTIVE RATE/KGAL \$	10.66
Y2 EXCESS (>192.0 KGAL) WATER USER RATE/KGAL (3X Base) \$	31.98

- Water budget rate structures are sometimes used in more extreme environments or where supply is more stringently limited.
- Transition period is confusing to customers and would have unintended and unanticipated effects on different types of users.



QUESTIONS & DISCUSSION

Disclosure



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For the avoidance of doubt and without limiting the foregoing, in connection with any revenue projections, cash-flow analyses, feasibility studies and/or other analyses Willdan may provide the municipality with respect to financial, economic or other matters relating to a prospective, new or existing issuance of municipal securities of the municipality, (A) any such projections, studies and analyses shall be based upon assumptions, opinions or views (including, without limitation, any assumptions related to revenue growth) established by the municipality, in conjunction with such of its municipal, financial, legal and other advisers as it deems appropriate; and (B) under no circumstances shall Willdan be asked to provide, nor shall it provide, any advice or recommendations or subjective assumptions, opinions or views with respect to the actual or proposed structure, terms, timing, pricing or other similar matters with respect to any municipal financial products or municipal securities issuances, unless formally engaged to provide such information.



ADDITIONAL DETAILS

CAPITAL IMPROVEMENT PLAN PROJECTS



WATER PROJECTS	Cost
Water Well #1 - Towne Center Park	\$ 8,000,000
Water Well #2 - Fulton Academy	\$ 8,000,000
Water Well #3 - City Rockwall Pump Station No. 1	\$ 8,000,000
Water Well #4	\$ 8,000,000
Water Well #5	\$ 8,000,000
Water Well #6	\$ 8,000,000
AMI System Implementation Phase No. 2	\$ 800,000
3-MG Ground Storage Tank #2 - Pump Station No. 1	\$ 10,000,000
Elevated Storage Tank #3	\$ 15,000,000
Fire Flow Improvements No. 1 - Darr Estates (ARPA)	\$ 2,060,000
Fire Flow Improvements No. 2 - Candlelite Park	\$ 3,228,000
Fire Flow Improvements No. 3 - Twin Park	\$ 748,000
Fire Flow Improvements No. 4 - Myers Road	\$ 1,499,000
Fire Flow Improvements No. 5 - Sunny Estates & Halford	\$ 669,000
Fire Flow Improvements No. 6 - Las Lomas Loop	\$ 332,000
Fire Flow Improvements No. 7 - K & K Subdivision	\$ 626,000
Fire Flow Improvements No. 8 - Moraine	\$ 1,040,000
Fire Flow Improvements No. 9 - Hilltop Estates	\$ 387,000
Fire Flow Improvements No. 10 - Kyser Springs Road	\$ 334,000
Fire Flow Improvements No. 11 - Dwyer Ct & Serenity Ln	\$ 240,000
Shared Ground Storage Tank with Rockwall	\$ 5,000,000
Water Impact Fee Update	\$ 80,000
Total Water Projects	\$ 90,043,000

WASTEWATER PROJECTS	Cost
Comprehensive Sewer System Assessment	\$ 250,000
Rush Creek Sewer Line Improvement Phase No. 1	\$ 375,000
Rush Creek Sewer Line Improvement Phase No. 2	\$ 225,000
Rush Creek Sewer Line Improvement Phase No. 3	\$ 225,000
Rush Creek Sewer Line Improvement Phase No. 4	\$ 375,000
King Pass/ Singature Court Sewer Gravity Line	\$ 450,000
Shepherd's Glen Sewer Line Improvements Phase No. 1	\$ 565,000
Shepherd's Glen Sewer Line Improvements Phase No. 2	\$ 350,000
Shepherd's Glen Sewer Line Improvements Phase No. 3	\$ 375,000
Shepherd's Glen Sewer Line Improvements Phase No. 4	\$ 1,450,000
Shepherd's Glen Sewer Line Improvements Phase No. 5	\$ 1,350,000
Eastshore Sewer Line Improvements	\$ 225,000
Eastshore/Sunset Sewer Line Improvements	\$ 235,000
Sunset Sewer Line Improvements	\$ 250,000
Pintail Point Sewer Line Improvements	\$ 775,000
Stillwaters Sewere Line Improvements	\$ 500,000
Decomission of Antigua Bay Lift Station	\$ 1,000,000
Total Wastewater Projects	\$ 8,975,000
Total Water and Wastewater Projects	\$ 99,018,000